



City of Prince Albert

RPT 2024-221

TITLE: Bylaw No. 24 of 2024 and Bylaw No. 25 of 2024 – Rezoning 302 Riverside Drive from CMU to R2 (RPT 24-221).docx

DATE: July 11, 2024

TO: City Council

PUBLIC: X

INCAMERA:

RECOMMENDATION:

1. That Bylaw No. 24 of 2024 to amend *The City of Prince Albert Zoning Bylaw No. 1 of 2019*, to rezone 302 Riverside Drive, legally described as Lot 1, Block 13, Plan CI2892 Ext. 0 from CMU – Commercial Mixed Use to R2 – Small Lot Residential be given first reading; and,
2. That Bylaw No. 25 of 2024, to amend *The City of Prince Albert Official Community Plan Bylaw No. 21 of 2015*, to amend:
 - a) the land use shown on Schedules 16.1.1 and 16.1.2, from Neighbourhood Commercial to Country Residential (Service Level 2); and
 - b) the land use, Neighbourhood Commercial, shown on Schedule 16.1.20, by removing it in its entirety;for the property located at 302 Riverside Drive, legally described as Lot 1, Block 13, Plan CI2892 Ext. 0 be given 1st reading; and,
3. That Administration be authorized to provide public notice for the public hearing for both Bylaws.

EXECUTIVE SUMMARY:

The Community Development Department is in receipt of a Zoning Bylaw Amendment Application to rezone 302 Riverside Drive from CMU – Commercial Mixed Use to R2 – Small Lot Residential. To support the Zoning Bylaw amendment, the Official Community Plan must also be amended, taking the property from Neighbourhood Mixed Use (commercial) to Residential. The property was once developed as a small, local convenience store, which was demolished years ago, leaving the property vacant. The property owner is in discussions with someone who wants to purchase the land and build a home. For these reasons, Administration recommends

that Bylaw No. 24 of 2024 and Bylaw No. 25 of 2024 be given 1st reading and that Administration proceed with public notice.

BACKGROUND:

In 2018, the local convenience store located on the subject property was demolished and the property has remained vacant since. With no intentions to redevelop the land for continued commercial use, the property owners are in discussions with someone to purchase the vacant land to build a home. The property in question is comprised of two (2) lots, one (1) of which is already zoned R2 - Small Lot Residential. The second lot, addressed as 302 Riverside Drive, needs to be rezoned to R2 - Small Lot Residential to match. See the attached "*Location Map*" and "*Zoning Map*" for further details.

As per Section 13 of *the City of Prince Albert Zoning Bylaw No. 1 of 2019*, the purpose of the R2- Small Lot Residential District is:

"to provide primarily one and two unit residential development that allows for limited, complementary residential uses."

PROPOSED APPROACH AND RATIONALE:

Amending the land use to be residential and rezoning the subject property to R2- Small Lot Residential is required to allow the property to be utilized in a way that is consistent with the surrounding neighbourhood. Doing so will also allow for the residential development of a lot that has been vacant for years.

Although the City of *Prince Albert Official Community Plan* has designated this property as neighbourhood commercial, there are no other neighbourhood commercial uses in this area. Also, there is minimal opportunity for any of the existing residential properties to become neighbourhood commercial as the area is serviced at a level 2 capacity vs the level 3 service capacity the land south of the river is capable of; it is capable of handling residential development, not the future expansion of neighbourhood commercial.

Subject to the approval of these two bylaw amendments, the next steps anticipated are:

- consolidation of the two (2) lots into one (1), which can be managed administratively, and
- the purchaser will apply for a Building Permit for the new house.

Also, given that the residential lot has been vacant since 2018, the purchaser may qualify for the Vacant Residential Lot Program, which would provide a \$10,000 grant for the development of their home.

For the reasons stated above, Administration recommends that Bylaw No. 24 of 2024 and Bylaw No. 25 of 2024 receive first readings and that Administration proceed with Public Notice.

CONSULTATIONS:

The Community Development Department has contacted the applicant, discussing the steps required to prepare the land for residential development. Planning has also spoken with the

Building Division, and the Public Works, Parks/Rec/Culture and Financial Services Departments, identifying that this land use amendment and rezoning application will proceed with 1st reading.

COMMUNICATION AND/OR ANNOUNCEMENT PLAN:

Subject to the approval of 2nd and 3rd readings, the applicant will be notified in writing of City Council's decision and the Zoning Bylaw, Official Community Plan and City website will be updated. Also, Administration will continue to work with the applicant on the next steps required for their residential development project.

OTHER CONSIDERATIONS/IMPLICATIONS:

There are no policy, privacy, financial, legal, safety, or environmental implications or options to the recommendation to consider with this report

STRATEGIC PLAN:

The future development proposed with the rezoning and land use amendment applications supports the City's goal of being a healthy community of opportunity in that we are allowing for the residential redevelopment of a vacant property, providing a new home for a family, and new neighbours for the surrounding neighbourhood.

OFFICIAL COMMUNITY PLAN:

As per the Official Community Plan Land Use Map, the subject property is considered neighbourhood commercial, but with limited capacity to become so. Amending the land use to match the surrounding neighbourhood will allow for development that better aligns with the current neighbourhood identity.

PUBLIC NOTICE:

Public Notice pursuant to the Public Notice Bylaw No. 24 of 2015 is not required at this time.

Upon approval of 1st reading of these bylaw amendments, Administration will proceed with issuing public notice for the public hearings in the Prince Albert Daily Herald, posting the public notices on the City's website and on the bulletin board at City Hall.

ATTACHMENTS:

1. Location Map
2. Amendment Map
3. Bylaw No. 24 of 2024
4. Bylaw No. 25 of 2024

Written by: Darien Frantik, Planner

Approved by: Director of Community Development & City Manager